



# City of Lowell - Planning Board

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## **Planning Board Meeting Minutes**

Monday, December 5, 2022 6:30 p.m.

City Council Chamber, 2<sup>nd</sup> Floor, City Hall

City of Lowell, 375 Merrimack Street, Lowell, MA

Remote Participation Optional via Zoom

**Note: These minutes are not completed verbatim. For a recording of the meeting, visit [www.ltc.org](http://www.ltc.org)**

### **Members Present**

Thomas Linnehan, Chairman

Robert Malavich, Member

Caleb Cheng, Member

Sinead Gallivan, Associate Member

### **Members Absent**

Gerard Frechette, Vice Chairman

Richard Lockhart, Member

### **Others Present**

Francesca Cigliano, Senior Planner

A quorum of the Board was present. Chairman Linnehan called the meeting to order at 6:30 pm.

## **I. Minutes for Approval**

### November 21, 2022 Meeting Minutes

T. Linnehan noted that staff are still working on the minutes.

T. Linnehan motioned to continue to January 5, 2023. C. Cheng seconded the motion and it passed unanimously, (4-0).

## **II. Continued Business**

### Site Plan Review and Special Permit – 35 Varnum Avenue, 01854

House of Hope, Inc. has applied to the Planning Board seeking Site Plan Review and Special Permit approval to construct an eight (8) unit apartment building at 35 Varnum Avenue. The property is located in the Traditional Single-Family (TSF) zoning district. The project requires Planning Board approval for Site Plan Review under Section 11.4, Special Permit approval to extend the existing

non-conforming use per Section 4.5.2, and Special Permit approval per Section 6.7.2 for maximum driveway length.

On Behalf:

None

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

T. Linnehan noted that the applicant requested a continuance because the Board only had four members present. The applicant would like the appear before the full Board.

Motion:

T. Linnehan motioned to continue the item to January 5, 2023. The motion was seconded by C. Cheng and passed unanimously, (4-0).

### **III. New Business**

Site Plan Review and Special Permit – 113 Walker Street 01854

JJN Realty Trust has applied to the Lowell Planning Board for Site Plan Review and Special Permit approval at 113 Walker Street. The property consists of two (2) lots, the applicant proposes to construct a three (3) unit residential structure on Lot A, and a six (6) unit residential structure on Lot B. The subject property is located in the Traditional Multi-Family (TMF) zoning district and requires Special Permit approval pursuant Article 12.1 (c) for three units on one lot, and per Article 12.1 (d) for six units on one lot, and Site Plan Review approval pursuant Section 11.4 to construct more than three units on one lot.

On Behalf:

John Cox, Applicant's Attorney

Matt Hamor, Applicant's Engineer

Speaking in Favor:

T. Linnehan read in two letters of support for the project, one submitted by David Ouellette from ACTION Acre and the other from Raymond Patenaude of 125 Walker Street.

Speaking in Opposition:

None

Discussion:

S. Gallivan commended the applicant on working with the neighborhood to make a better development. They are seeking an all-electric heating system and EV charging and solar. Great improvement to the building. ADA accessible units on the ground floor. Improved landscaping plan from DPD. Sidewalks to the front and rear doors aren't shown on the site plan but are shown on the

landscaping plan. Should be shown on the site plan. Bike storage in the basement would be great. Is the parking lot going to be lit or will there just be lighting on the building?

M. Hamor said that they would add walkways to the site plan. Lighting would be downward facing at the front and rear entrances. Rear light in the back would be a motion sensor down facing flood light. J. Cox added that the sidewalks would be heated. S. Gallivan added that coordinating the plans would be great.

R. Malavich congratulated the applicant on changing the plans. Tremendous plan. Looks like it would already be in that neighborhood. Don't have any problems except the number of trees in the rear. Big parking lots – no vegetation. Trees here and there in the parking lot would be good.

M. Hamor said that trees are in the islands in the parking lot on the landscaping plan.

C. Cheng concurs with the other members. He appreciates the plan change. The letter of support shows that they worked with neighborhoods. Excited to see a triple decker constructed. How will people walk from their building if the sidewalk ends where it does? M. Hamor said there would be a walkway. C. Cheng agrees with S. Gallivan regarding bike storage.

T. Linnehan asked if they would be seeking subdivision approval. M. Hamor said just an ANR would be filed. T. Linnehan applauded the applicant for going to the neighbors to create a better plan. Great work by the applicant. Glad to see there's more snow storage and more parking. Zoning is met. The building will be sprinkled.

Motion:

T. Linnehan motioned to approve the site plan with the following conditions:

1. The applicant shall obtain a stormwater permit through the Lowell Regional Wastewater Utility (LRWWU);
2. The applicant shall submit revised floor plans showing bike storage added to the basement of the structure on Lot A prior to applying for a building permit;
3. Two walkways will be added to the site plan prior to applying for a building permit: walkways in front of both buildings, and a walkway from the rear of the building on Lot B to the parking area;
4. The applicant shall submit a landscaping plan to be reviewed and approved by DPD; and
5. The applicant shall submit a revised site plan showing screened dumpsters located on-site. The dumpsters shall have private pick-up services.

The motion was seconded by C. Cheng and passed unanimously, (4-0).

T. Linnehan motioned to approve the Special Permit under Section 12.1(d) for a residential development with six units on one lot with the same conditions as the site plan approval. C. Cheng seconded the motion and it passed unanimously, (4-0).

T. Linnehan motioned to approve the Special Permit under Section 12.1(c) for a residential development with three or more units on one lot with the same conditions as the site plan approval. C. Cheng seconded the motion and it passed unanimously, (4-0).

T. Linnehan made an additional motion that this approval would supersede the previous approval as indicated and requested by the applicant. The motion was seconded by C. Cheng and passed unanimously, (4-0).

**III. Other Business**

**IV. Notices**

**V. Further Comments from Planning Board Members**

**VI. Adjournment**

C. Cheng motioned to adjourn, seconded by R. Malavich and passed unanimously, (4-0). The time was 7:25PM.